

Prepared By and
Return To: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

vg
v2 OCT 22 3 57 PM '96

THOMAS N. KERR, ET UX, ()
Grantors ()
TO ()
SPENCER G. REXROADE, ()
Grantee ()

BK 308 PG 36
W.F. DAVIS CH. CLK.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, THOMAS N. KERR and wife, JOYCE F. KERR, do hereby grant, bargain, sell, convey, and warrant to SPENCER G. REXROADE that certain real property lying and being situated in the City of Horn Lake, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 265, Section A, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on plat recorded in Plat Book 7, Pages 9-14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Horn Lake, DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 7, Pages 9-14, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1996, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1996.

Taxes for the year 1996 are being pro-rated on an estimated basis to the date of this Deed as part of this closing. Grantors shall be liable to Grantee for any unpaid portion of said pro-rata taxes which may be determined upon publication of the actual taxes for said year. Taxes for all subsequent years are to be the responsibility of Grantee, his heirs and/or assigns.

Possession of the above described property shall be delivered to Grantee upon delivery of this Deed.

Witness our signatures, this the 12th day of October, 1996.

Thomas N. Kerr
THOMAS N. KERR

Joyce F. Kerr
JOYCE F. KERR

Mr. and Mrs. T. N. Kerr
4245 Bloomington Ave., #102
Arlington Heights, IL 60004
Home: (847) 577-3743
Work: (847) 577-3743

Mr. Spencer G. Rexroade
2630 Meadowbrook Drive
Horn Lake, MS. 38637
Home: (601) 342-9384
Work: (601) 429-3341

STATE OF ILLINOIS
COUNTY OF COOK

This day personally appeared before me, the undersigned authority in and for said County and State, the within named THOMAS N. KERR and wife, JOYCE F. KERR, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 12 day of October, 1996.

Joyce Fasig
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-14-99

